

# PLANNING COMMISSION REPORT



MEETING DATE: July 14, 2004

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Waterford Villas – 7-GP-2004 & 7-ZN-2004**

## REQUEST

Request for a non-major General Plan amendment from Office to Urban Neighborhoods and to rezone from Service Residential District (S-R) to Medium-Density Residential District (R-3) on a 5.45 +/- acre parcel located at 10757 N 74th Street (Northeast corner of Shea Blvd & 74th Street).

### Key Items for Consideration:

- The proposal changes the land use from single-story office/residential to two-story multi-family residential.
- This property abuts a single-family residential district to the north and east.
- This change will result in a decrease of potential traffic.
- Impacts to other services will be negligible.

### Related References:

- Case 20-ZN-1992 amended traffic stipulations for case 93-ZN-1984.
- Case 93-ZN-1984 rezoned 165 acres in the Shea/Scottsdale area to create a mixed-use area consisting of both commercial and residential uses.

## OWNER

Herberger Foundation  
480-945-2681

## APPLICANT CONTACT

Shelly McTee  
Biskind Hunt & Taylor  
602-955-2328

## LOCATION

10757 N 74th St

## BACKGROUND

### General Plan.

The General Plan Land Use Element designates the property as Office. The Office designation includes a variety of office uses, and provides a mixed-use character when inserted into neighborhoods. The residential areas to the north and east are designated as Suburban Neighborhoods, and the areas to the west and south are designated as Commercial and Office.

### Zoning.

This site was originally zoned as part of a larger area with a variety of commercial and residential land uses. The zoning for this particular site is Service Residential District (S-R), which allows professional offices having a residential scale and character to serve nearby residential and commercial areas. Building heights are limited to eighteen (18) feet in the S-R District. The S-R district also allows medium density residential, and the district is designed to be a transitional zone used to buffer



low density residential uses from more intense land uses and heavily traveled transportation routes.

**Context.**

This property is located at the northwest corner of Shea Boulevard and 74<sup>th</sup> Street. The property abuts single-family homes to the north and east, and commercial properties are located to the west and south. The property is currently vacant and has been used for seasonal sales of holiday items. A fire station is also located across Shea Boulevard to the south.

This area is part of a 165-acre original master plan calling for a variety of commercial and residential uses in the Shea/Scottsdale area. Over time there have been a variety of changes, including a new auto wash/service facility where restaurants stood, and a grocery store was replaced with an internal community storage building and office buildings (near the southwest corner of 74<sup>th</sup> St. and Shea Blvd.).

APPLICANT'S  
PROPOSAL

**Goal/Purpose of Request.**

This is a request to develop vacant property into a residential condominium complex. This application has two parts:

1. **General Plan Amendment.** The proposed change in the General Plan from Office to Urban Neighborhoods is necessary for rezoning consideration to allow two-story multi-family residential development on this property.
2. **Rezoning.** The proposed rezoning from Service Residential District (S-R) to Medium Density Residential District (R-3) is also necessary to allow the proposed two-story multi-family residential development on this property. The applicant proposes 68 units having a maximum building height of 26 feet. Building setbacks range from 28 feet to 47 feet from the single-family residential lots to the north and east, and the applicant proposes landscaped buffers and limiting 2<sup>nd</sup>-story window locations to minimize impacts to adjacent homes.

**Key Issues.**

- This request removes low-scale office zoning from the neighborhood and replaces it with a two-story multi-family residential development.
- This request includes restrictions on building heights and locations.

IMPACT ANALYSIS

**Land Use.**

General Plan

The proposed General Plan amendment replaces the 5.45-acre Office designation with an Urban Neighborhoods designation. The Urban Neighborhoods designation includes areas of multi-family dwellings/apartments having a density usually more than eight dwellings units per acre. These higher densities are generally located near retail centers, and care must be taken to minimize impacts on other residential areas and traffic.

The removal of office uses at this site is contrary to a recent trend of changing smaller residential properties into office land uses along Shea Boulevard. Although some of the requests for change have been withdrawn or denied due to neighborhood opposition and/or traffic impacts, two of these office land use requests have been approved (citing that offices can be a more appropriate land use buffer along Shea Boulevard than single-family homes).

There are also office development trends occurring along Shea Boulevard that include large area office uses. Office condominiums are planned and are being constructed on approximately 45 acres east of the Scottsdale Healthcare–Shea campus (between 92<sup>nd</sup>

and 96<sup>th</sup> Streets). The larger office uses provide job base that supports the other commercial and residential land uses nearby.

This proposed amendment fits neither trend described above, as it eliminates the potential for office uses at this site. However, this proposal increases the residential opportunities in the area that will help support the nearby commercial centers. This area has a relatively healthy mix of residential and commercial uses, and has a relatively healthy office vacancy rate (per the City Economic Vitality Dept.). A change from an office to a residential focus on this 5 ½-acre property is relatively small and is not anticipated to have a significant economic stability impact. Also, both office and multi-family residential uses provide similar roles of transitioning from the higher intense commercial uses to the southwest to the single-family homes to the northeast.

#### Zoning

The rezoning to the Medium Density Residential District (R-3) provides a residential component that will help support the surrounding commercial centers as well as a transition from the commercial uses to the southwest to the single-family homes to the northeast. The proposed building height limits, setbacks, and landscape buffers help create a compatible development with the surrounding residential uses.

**Zoning Comparison**

District	Land Uses	Building Height	Setbacks from Single-Family	Density Allowed
S-R	Office and residential	18 feet	15 feet	67 units (12.4 units/ac)
R-3	Dwelling unit(s)	30 feet	15 feet	71 units (12.9 units/ac)
Proposed Project	Multi-family residential	26 feet	28 feet	68 units (12.5 units/ac)

#### **Traffic.**

This site is located at an intersection of a Major Arterial Street (Shea Boulevard) and a Major Collector Street (74<sup>th</sup> Street), which are constructed to handle high volumes of traffic. Rezoning from Service Residential (S-R) to Multi-family (R-3) is estimated to result in an estimated decrease of 550 to 2,100 trips per day at the site. This estimate is based on comparisons of the trip generation for the proposed 68-unit condominium project to development of general office and medical office allowed by the existing zoning. Stipulations have been included, such as restricting driveway locations and adding turning lanes, to minimize traffic impacts associated with this proposal.

#### **Water/Sewer.**

There do exist water and sewer lines in Shea Boulevard and 74<sup>th</sup> Street that are adequate to serve the site. Preliminary basis of design reports for water and sewer have been reviewed and there are no anticipated water and sewer impacts.

#### **Police/Fire.**

Police facilities are located within three miles of this property and a fire station is located across the street. Both the existing and proposed zoning districts allow residential uses, so there are no anticipated police or fire service impacts associated with this request.

**Schools District comments/review.**

Scottsdale Unified School District has been notified of this application and has responded that the District has adequate school facilities to accommodate any additional students generated by the proposed rezoning.

**Shea Boulevard Scenic Corridor.**

Shea Boulevard is designated as a Scenic Corridor, which encourages a building setback that provides a visual landscaped buffer along the street. The applicant proposes to match the existing 75-foot landscaped setback provided along Shea Blvd. directly adjacent to this property to the east. The applicant also proposes to transition the setback to 30 feet at the intersection with 74<sup>th</sup> Street. The landscaped setbacks at the other 3 corners of this intersection range between 20 and 80 feet.

**Buffered Setbacks.**

Buildings along the north side of the property will be setback 28 to 47 feet, and buildings along the east side of the property will be setback 30-45 feet. There will also be landscaped buffers along the north and east property lines planted with mature canopy trees. The applicant has also committed to limiting 2<sup>nd</sup>-story window locations to minimize impacts to adjacent homes.

**Community Involvement.**

The applicant has held multiple public involvement meetings regarding the proposed development plan and submitted a community involvement plan and report. The applicant has met with the surrounding homeowners' association and owners of abutting properties, and has committed to the proposed building setbacks, landscaped buffers, and building design limitations to minimize impacts to adjacent homes. There have been comments both in favor and in opposition to the request, and the primary concerns have been building height and traffic. A letter and petition supporting this application are attached. (See Citizen Involvement attachment #8).

**Community Impact.**

A change from an office to a residential focus on this 5 ½-acre property is relatively small and results in a decrease in traffic potential with no significant economic or other service impacts. The change eliminates the potential for office uses at this site, however it increases the residential opportunities in the area that will help support the surrounding commercial centers. The proposed building height limits, setbacks, and landscape buffers help create a compatible development with the surrounding residential uses.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**

Current Planning Services

Strategic Planning

**Economic Vitality Department**

STAFF CONTACT(S)

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

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Tim Curtis  
Report Author

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Kurt Jones, AICP  
Director, Current Planning

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Site Plan



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**Waterford Villas  
Minor General Plan Amendment  
Scottsdale, Arizona**

**GPA Project Narrative**

**Request for a Minor General Plan Amendment  
from Office to Urban Neighborhood  
Case # 39-PA-2004**

**Prepared by:**

**Biskind, Hunt & Taylor, P.L.C.  
11201 North Tatum Blvd., Suite 330  
Phoenix, AZ 85028**

**ATTACHMENT #1**

**7-GP-2004  
4-27-04**



ZAREMBA GROUP

## **WATERFORD VILLAS**

### **Minor General Plan Amendment Narrative Report**

Northeast Corner of Shea Boulevard and 74<sup>th</sup> Street

#### **I. Project Overview**

##### ***A. General Overview of Request***

The purpose of this application is to request a Minor General Plan Amendment from Office to Urban Neighborhood (the "Minor GPA") on approximately 5.45 net acres. The subject property is located at the northeast corner of Shea Boulevard and 74th Street (the "Property") within the City of Scottsdale (the "City"). The Property is owned by Herberger Enterprises, Inc., an Arizona corporation, and is proposed to be developed by Zarembo Group, LLC, a Delaware limited liability company ("Zarembo"). Zarembo proposes to develop the Property with luxury condominiums ("Waterford Villas"). Waterford Villas will feature sixty-eight (68) homes located in two (2) story buildings.

In addition to the Minor GPA request, a request for approval of a zoning change from Service-Residential ("S-R") to Medium Density Residential ("R-3") is being submitted concurrently.

##### ***B. Purpose of Request***

Zarembo proposes to develop the Property with a luxury condominium community that will complete the development of this area of the Shea corridor. Waterford Villas are proposed to be high quality residential units complete with private amenities to serve residents of the community.

Waterford Villas has been designed to take advantage of the surrounding area by providing pedestrian access to adjacent retail, commercial and entertainment uses. Pedestrian accessways are provided throughout the Property. The Property will feature heavily landscaped areas both at the perimeter and internal to the site. Additionally, both 74th Street and Shea Boulevard will have building setbacks of a minimum of thirty feet (30') resulting in a landscaped setback area of thirty feet (30') to eighty feet (80'). It should be noted that Shea Boulevard is designated as a visually significant roadway in the 2001 General Plan (the "General Plan").

## **II. Location/Access**

The Property is located in one of the few remaining undeveloped properties along the Shea Boulevard corridor and is conveniently located at the signalized intersection of Shea and 74th Street. Access to the Property will be via an entrance off of 74th Street that aligns with the access way on the west side of 74th Street and one emergency-only access will be provided. No direct access is proposed from Shea Boulevard. The Property is also located approximately one and one-half (1½) miles west of the 101 Freeway providing convenient access to the Valley.

## **III. Conformance with the Guiding Principles of the General Plan**

The Minor GPA proposes an amendment to the Conceptual Land Use Map (the “Land Use Map”) as contained in the Land Use Element of the General Plan. While Zaremba is seeking to amend the Land Use Map, this change is compatible and consistent with the Guiding Principles of the General Plan. The Guiding Principles include six (6) dominant themes that provide the overall structure for the General Plan. The six (6) Guiding Principles are Character and Lifestyle, Economic Vitality, Neighborhoods, Open Space, Sustainability and Transportation. Each of the Guiding Principles includes the specific elements of the General Plan. Below is a discussion of how the Minor GPA and the Waterford Villas community further the vision of the Guiding Principles.

### ***A. Character and Lifestyle Guiding Principle***

The Character and Lifestyle Guiding Principle seeks to value and preserve the unique lifestyle found in the City. The preservation of this unique lifestyle is to be achieved by respecting the natural and man-made environment while at the same time providing for the needs of citizens. Specifically, the vision for the Character and Design Element notes that residents value the diverse character of the City and the high quality of development. Further, the Land Use Element vision indicates that the land uses must complement each other and that a variety of living opportunities are encouraged.

Waterford Villas is in keeping with this important Guiding Principle because it is in conformance with the high design standards required in the City. Moreover, it will provide an additional residential option in this neighborhood that will serve as an appropriate transition from the attached single-family neighborhood to the north and east to the commercial development to the west. Additionally, Waterford Villas will also provide the opportunity for residents to conveniently access the retail, commercial and service areas to the west and south.

Finally, Waterford Villas conforms to numerous Goals and Approaches as noted in a separate attachment regarding a discussion and analysis of goals and policies.



***B. Economic Vitality Guiding Principle***

The City values and has defined the goal of supporting its economic strengths by targeting new opportunities to diversify the economic base and provide for the fiscal health of the City. To achieve this, the established vision for the City is to have a dynamic, diverse and growing economy that provides essential services and bolsters the tax base. Waterford Villas will assist in achieving these goals in two (2) primary ways: 1) by adding to the economic base during the construction phase by the impact to the building and development trade; and 2) by adding additional residents in the immediate area who, because of the close proximity to the commercial area to the west, will utilize these services and shop in the area.

***C. Neighborhoods Guiding Principle***

Because the residential and commercial neighborhoods are a defining element of the City, the General Plan places special emphasis on maintaining and enhancing the existing and future neighborhoods. As such, community involvement in the planning and zoning process is required as well as the desire to ensure a variety of high quality housing for people of all ages, needs and economic status. Waterford Villas will be consistent with this vision for the City. As part of this Minor GPA process, a citizen participation effort will be undertaken to inform residents and obtain their suggestions and input. Additionally, approval of the project will provide additional housing options for residents in an infill location that is compatible with the surrounding area.

***D. Open Space Guiding Principle***

This Guiding Principle seeks to define the City's commitment to preserving natural desert open spaces as well as providing for the recreational needs of residents. The Property is not located in an environmentally sensitive area and thus is not the subject of efforts to preserve desert areas. The Property is, however, an infill site located in a developed urban area. Waterford Villas will provide recreational amenities to the residents thus meeting, in part, the goal of providing recreational areas for residents.

***E. Sustainability Guiding Principle***

The purpose of the Sustainability Guiding Principle is to set forth the City's desire to manage its finite and renewable resources such that they serve future needs. It is in this context that the costs for development are to be born by new development and that more intense development is encouraged in specific growth areas. Specifically, the Growth Areas Element of the General Plan designates the Shea Boulevard/Scottsdale Road commercial area as an Activity Area. Waterford Villas meets the sustainability principle because the development will pay for all costs associated with the development. Because the Property is an infill location, all services and facilities are conveniently located.

Further, the residential community is an appropriate use in and around an Activity Area and should be encouraged.

#### ***F. Transportation Guiding Principle***

According to the General Plan, the transportation system is the backbone of the City, supporting the economy and influencing land use patterns. The Transportation Element encourages multi-modal forms of transportation and land use patterns that foster the live, work, and play lifestyle. Waterford Villas conforms to these goals by providing a land use that will encourage the use of non-vehicular modes of travel, specifically pedestrian and bicycle, to access nearby retail, commercial, office and entertainment uses.

### **IV. Summary**

While a Minor GPA to amend the Land Use Map is required for the development of Waterford Villas, it has been demonstrated that the change is consistent with the Guiding Principles of the General Plan. Waterford Villas will be the type of high quality development for which Scottsdale is known. Careful attention to the design of the site, buildings and landscaping is proposed. Furthermore, the proposed use will provide an appropriate transition between the attached single-family residential uses to the north and east and the commercial retail uses to the west and south. The Property is an infill site and has direct access to an arterial road as well as all necessary utilities. Finally, Waterford Villas will be a beneficial use not only to the commercial uses to the west, but is conveniently located to provide residents with easy access to commercial, entertainment, dining and office uses, all within walking or biking distance, thus resulting in a reduction of vehicle trips.



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## **WATERFORD VILLAS**

### **Minor General Plan Amendment/Discussion & Analysis of Goals and Policies**

Northeast Corner of Shea Boulevard and 74<sup>th</sup> Street

#### ***General Overview of Request***

The purpose of this application is to request a Minor General Plan Amendment from Office to Urban Neighborhood (the "Minor GPA") on approximately 5.45 acres. The subject property is located at the northeast corner of Shea Boulevard and 74<sup>th</sup> Street (the "Property") within the City of Scottsdale (the "City"). Zarembo proposes to develop the Property with luxury condominiums/townhouses ("Waterford Villas"). The following is a discussion and analysis of the impact of the proposed Minor GPA and any changes to goals and policies of the General Plan.

#### ***Provide Discussion and Analysis of any changes to the Approved Plans, Goals, and/or Policies contained in each General Plan Element that your Proposed Amendment would make.***

The Minor GPA proposes to amend the Conceptual Land Use Map contained in the Land Use Element as noted above. The proposed change from Office to Urban Neighborhoods is compatible when considering the overall and immediate context of the area. The adjacent land use to the west is commercial and the land use to the south across Shea Boulevard is Suburban Neighborhoods. While the land use designation to the north and east is Rural Neighborhoods, the immediately surrounding residential uses are attached single family residential which are higher density than the residential uses further north and east. As a result, the proposed Waterford Villas will complete the transition of residential uses from low density rural residential to less dense residential and commercial.

No other changes to approved plans, goals or policies of an Element are proposed.

#### ***List each Element and discuss the applicable Plans and Policies within each Element as it relates to your Proposed Amendment.***

While the Minor GPA will amend the Conceptual Land Use Map, the proposed use is consistent with many of the goals and approaches contained in the General Plan. We have considered and analyzed specific Goals and Approaches contained in each of the Elements of the General Plan that are consistent with the proposed use. The following is a description of the Goals and Approaches that support the approval of the Minor GPA.

***A. Character and Design Element***

The Property is designated Rural Character Area on the Character Types Map and is adjacent to Suburban Character to the west and south. The Rural Character Area was designated as a result of the existence of homes on large horse properties further north of the Property. While homes in the general area and further north of the Property are on larger rural lots, the residential density transitions to smaller lots adjacent to the Property. The homes immediately adjacent to the north and to the east are attached residences on smaller lots. The development of the Property as proposed thus completes the transition of densities from lower density uses further north and east to more urban development located at Shea Boulevard and 74<sup>th</sup> Street.

The Property is also within Character Area #4 which is scheduled for the future development of a Character Area Plan, though no timeframe is currently contemplated. Finally, the Streetscape Map of the Character and Design Element denotes the Property as a Transitional Streetscape area. In these areas, the “development pattern is medium to low, and the streetscape serves as a buffer between traffic and adjacent land uses.” It is recommended that native plants or plants compatible with a desert environment be utilized.

In addition to the above designations, the Minor GPA is consistent with the following Goals and Approaches contained within the Character and Design Element as follows:

**1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.**

- Responds to regional and citywide context with new and revitalized development in terms of:
  - Relationships to surrounding land forms, land uses and transportation corridors
  - Contributions to citywide linkages of open space and activity zones
  - Consistently high community quality expectation
  - Visual impacts (views, lighting, etc.,) upon public settings and neighboring properties
  - Visual and accessibility connections and separations
- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs
- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location

Response: Waterford Villas conforms to the above noted goal and approaches because it not only blends in and completes the transition of development intensity in the area, it does so in a manner that will contribute to the character of the area. The condominiums will be designed with attention to architectural detail, yet be consistent with the high quality nature of the surrounding homes. Because the Property is sandwiched between a large commercial area and a residential area that reduces density as you move further north and east from the Property, the proposed condominium use is an ideal use that completes the transition in the area. Furthermore, the Property is conveniently located adjacent to an arterial roadway allowing for convenient ingress and egress, without negatively impacting any residential areas.

**2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

- Continue the development review process
- Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development

Response: Waterford Villas will be subject to the stringent review process of the Development Review Board (“DRB”) where the high quality design of the project will be ensured and which will ultimately, when constructed, contribute to and enhance the unique character of Scottsdale. Further, as part of this process, careful consideration will be given to the design to ensure that it is compatible with surrounding development.

**4. Encourage “streetscapes” for major roadways that promote the City’s visual quality and character, and blend into the character of the surrounding area.**

- Other visually significant roadways include roadways with buffered setbacks and roadways with specific streetscape design themes

Response: The Shea Boulevard and 74<sup>th</sup> Street streetscapes are planned and designed to enhance the visual quality of the streetscape. Specifically, setbacks consistent with the depth of the adjacent properties are proposed. These areas will be attractively landscaped and will provide an attractive visual streetscape for the area as well as for residents.

**6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the City.**

- Require substantial landscaping be provided as part of new development or redevelopment
- Maintain the landscaping materials and pattern within a character area

- Encourage the use of landscaping to reduce the effects of heat and glare on building and pedestrian areas as well as contribute toward better air quality.
- Discourage plant materials that contribute substantial air-borne pollen
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect

Response: Zaremba recognizes the value that landscaping can play not only from a visual perspective, but also from a quality of life viewpoint. As such, the Property will give specific attention and detail to the planning and development of appropriately landscaped areas, include street frontages, areas between adjacent residential development areas and on-site areas. Plant varieties will promote water conservation.

**7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.**

- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings
- Allow for lighting systems that support active pedestrian uses and contribute to public safety

Response: Waterford Villas will utilize outdoor lighting that conforms to the requirements of the City. Lighting design will be located to provide for safety of the area, yet not intrude into adjacent residential areas.

***B. Land Use Element***

**1. Recognize Scottsdale’s role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.**

- Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base
- Encourage land uses that preserve a high quality of life and define Scottsdale’s sense of place within the region

Response: Zaremba recognizes the role Scottsdale plays relative to economic and cultural activities. The Waterford Villas development will contribute to this goal by (a) providing another high-quality development that solidifies Scottsdale’s reputation for premier development, and (b) by creating a development that will contribute to the character of the area by providing a use that appropriately transitions from residential to commercial and which will provide an opportunity for residents to conveniently access commercial retail and service uses.

**2. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.**

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks
- Guide growth to locations contiguous to existing development to provide City services in a cost effective and efficient manner
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available

Response: The Property is an infill site that, when developed with the condominium/townhouse use, will provide an appropriate transition from lower residential uses further north and east, to the attached residential uses immediately adjacent to the Property to the north and east to the commercial uses to the west and south. Because the Property is an infill site, it can be developed in a more cost effective manner because services and utilities already exist.

**4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability
- Maintain a citywide balance of land uses that support changes in community vision/dynamics over time

Response: Waterford Villas provides a housing option for this area in addition to the low density single family uses which predominately exist in the area. The proposed condominium/townhouse development will contribute to the variety of housing necessary to create a vibrant community.

**5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility
- Encourage non-motorized access/circulation within and to mixed-use centers to reduce reliance on the automobile

- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips where environmentally and physically feasible

Response: Waterford Villas provides the residents an opportunity to conveniently access adjacent commercial retail, entertainment and service uses without having to utilize a vehicle. The Property is located within walking and biking distance to these areas and should result in the reduction of vehicle trips and trip length. Further, given the close proximity of the Property to the Scottsdale Airpark employment area, the opportunity exists to reside close to employment, also resulting in reduced vehicle trip length.

**6. Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.**

- Encourage a variety of compatible mixed-use land uses throughout the City in appropriate locations allowing people to live, work, play and shop in the same general area
- Integrate land use and transportation policies to promote a decrease in vehicle miles traveled to reduce air pollution and resource consumption, increase interaction among citizens and provide a stronger sense of community
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area

Response: The Property is conveniently located to commercial, retail, entertainment and employment areas, allowing for the opportunity to reside close to these areas. Given this close proximity, it can be expected that vehicle trips and trip lengths to these areas will be reduced. Reductions in automobile use translate to reductions in air pollutants.

**7. Sensitively integrate land uses into the surrounding physical and natural environment, the neighborhood setting, and the neighborhood itself.**

- Incorporate appropriate land use transitions to help integrate to surrounding neighborhoods
- Focus intense land uses along major transportation networks

Response: The Property is an infill site that when developed with the condominium use, will provide an appropriate transition from lower residential uses further north and east, to the attached residential uses immediately adjacent to the Property to the north and east to the commercial uses to the west and south. Because the Property is an infill site, it can be developed in a more cost effective manner because services and utilities exist and are located along a major transportation route.



**8. Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.**

- Develop and reinforce links within and between residential, retail, employment, recreational and other public land uses
- Promote development patterns and standard that are consistent with the surrounding uses and reinforce an area's character

Response: Waterford Villas will contribute to an environment where residents can live, work and play in the same area. Given the location of the Property to the commercial retail, entertainment and service areas as well as to employment areas, this lifestyle can be achieved.

**9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.**

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods
- Promote residential uses that support the scale and function of retail, commercial and employment uses within these neighborhoods, including the use of mixed-use structures
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips, and support alternative modes of mobility

Response: Waterford Villas provides a housing option for this area in addition to the low density single family uses which predominately exist in the area. The proposed condominium/townhouse development will contribute to the variety of housing necessary to create a vibrant community. Additionally, the condominium/townhouse development will promote a pedestrian oriented pattern given the location of the commercial development to the west and south.

**C. *Economic Vitality Element***

**5. Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.**

- Regional and larger community retail centers are encouraged to locate on major streets and freeway interchanges where access is available and/or in close proximity to customers
- Maintain and develop neighborhood shopping areas that are in proximity to neighborhoods and residential concentrations
- Ensure neighborhoods are adequately protected from major commercial development through design sensitivity, buffering and traffic management

Response: Waterford Villas contributes to the fulfillment of this goal by locating a residential use in close proximity to existing commercial areas and residential areas in a manner that will shield the adjacent residential areas from commercial uses, yet at the same time, contributing to the vitality and synergy of the commercial uses, thus contributing to the overall economic vitality of the area.

***D. Community Involvement Element***

**1. Seek early and ongoing involvement in project/policy-making discussions.**

- Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available
- Institute and use public involvement plans to identify interested parties, their concerns and interests, and opportunities for providing information and involvement
- Encourage that project developers/owners, realtors and the real estate industry, corporations, and other public entities take responsibility for sharing information, framing issues surrounding projects, and shows accountability for being responsive to constructive citizen comments. (The responsibility of citizens and project sponsors for deliberation and dialogue is a shared one)
- Ensure project developer/owner is able to demonstrate citizen involvement and how comments were incorporated into proposal/issue recommendations

**2. Proactively seek community-wide representation on issues through vigorous outreach programs that engage citizens who are not typically involved.**

- Determine the range or distance of public notification based on the characteristics of the specific case or situation. All notification issues should focus on impacts at the neighborhood level
- Provide community-wide information and notification of public involvement opportunities in ways that communicate with our diverse population. Use written and electronic means now, and future means as they become available

Response: Zaremba complies with these City goals by implementing a citizen participation plan that will provide an opportunity to engage residents and property owners on the proposed development early in the process. Further, the most impacted residents will be individually contacted to ensure they are aware of the request.

***E. Housing Element***

**2. Seek a variety of housing options that blend with the character of the surrounding community.**

- Maintain Scottsdale's quality-driven development review standards for new housing development
- Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods
- Consider incentives that encourage the development of diverse housing types, including smaller, more affordable units

Response: Waterford Villas provides a housing option for this area in addition to the low density single family uses which predominately exist in the area. The proposed condominium development will contribute to the variety of housing necessary to create a vibrant community while at the same time, meeting the high quality standards of the City and in a manner that is compatible and sensitive to the adjacent residential development.

**4. Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households
- Consider a variety of strategies to increase housing intensity and diversity in appropriate locations, such as around commercial areas, near transit centers or major employment

Response: Waterford Villas will contribute to an environment where residents can live, work and play in the same area. Given the location of the Property to the commercial retail, entertainment and service areas as well as to employment areas, this lifestyle can be achieved.

***F. Neighborhoods Element***

**1. Enhance and protect diverse neighborhoods so they are safe and well maintained.**

- Provide neighborhood recreation facilities and parks
- Provide for a range of housing opportunities

Response: Waterford Villas will contribute to the immediate neighborhood by developing an appropriate and high quality residential development that will add to the synergy of the area. Waterford Villas will be attractively designed and maintained.

**3. Sustain the long-term economic well being of the City and its citizens through redevelopment and neighborhood preservation and revitalization efforts.**

- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy
- Establish appropriate incentives for the development of aesthetically pleasing, infill housing that serves a variety of income levels

**4. Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.**

- Guide revitalization, redevelopment, and infill (new development in established areas) development to ensure that such development efforts are context-appropriate to the surrounding neighborhoods
- Create, preserve and enhance pedestrian, vehicular, and alternative transportation mode connections and links between the neighborhoods and other neighborhood-supporting land uses throughout the community
- Improve and maintain the current landscape, sign, and design standards throughout the community

**5. Promote and encourage context-appropriate new development in established areas of the community.**

- Encourage new development efforts toward existing developed areas in Scottsdale
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community
- Promote existing developed areas of the community as opportune economic development infill sites

Response: The Property is an infill site that, when developed with the condominium use, will provide an appropriate transition from lower residential uses further north and east, to the attached residential uses immediately adjacent to the Property to the north and east to the commercial uses to the west and south. Because the Property is an infill site, it can be developed in a more cost effective manner because services and utilities already exist and it is located along a major transportation route. Waterford Villas will be developed to be consistent with and will enhance the design standards of the developed area.

***G. Open Space and Recreation Element***

**1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.**

- Relate the character of open spaces to the uses and character of different areas of the City
- Evaluate open space design with these primary determinants: aesthetics, public safety, maintenance needs, water consumption, drainage considerations, and multi-use and desert preservation
- Consider buffered setbacks/parkways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer

**5. Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.**

Response: Waterford Villas will provide on-site recreational amenities and an open space area for residents. Further, the setbacks provided along the street perimeters will be attractively landscaped to provide a unique and appropriate image consistent with the general area.

***H. Growth Areas Element***

**1. Direct and sustain growth and expansion in areas of the City that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.**

- Promote infrastructure expansion where it will be most efficient and effective and minimizes adverse impacts outside the identified areas
- Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity

Response: The development of the Property conforms to these goals because it efficiently and effectively utilizes the existing and available infrastructure developed and does not require an extension or expansion of the City's infrastructure. Further, the site is located in an Activity area of the City making it an appropriate location for this intensity of use.

**2. Make automobile, transit and other multimodal circulation more efficient.**

- Encourage physical planning and design techniques that facilitate the access to and use of transit services and pedestrian amenities
- Make infrastructure expansion more economical by concentrating it in identified growth areas and coordinating it with development activity

Response: The Property is conveniently located adjacent to an Activity area containing commercial, retail, entertainment and employment areas, allowing for the opportunity to reside close to these areas. Given this close proximity, it can be expected that vehicle trips and trip lengths to these area will be reduced. Further, because the Property is an infill location, infrastructure expansion is minimized.

**7. Promote development timing that is guided by the adequacy of existing and/or expandable infrastructure, services, and facilities.**

- Plan and promote the orderly building of infrastructure such as water, sewer, drainage, and transportation facilities
- Ensure development approval is related to commitments for the construction of primary water, wastewater, and circulation systems
- Focus infrastructure improvements in designated growth areas and contiguous to existing development

Response: Because the Property is an infill site and the entire surrounding area is developed, all infrastructure including utilities and roadways, are available to serve the site.

***I. Transportation Element***

**Regional Systems:**

**1. Protect the function and form of regional air and land corridors.**

- Maintain Scottsdale's high development standards. The character of regional corridors in Scottsdale should reflect an image that is uniquely Scottsdale through unified streetscapes, street signage, and public art

Response: Waterford Villas will provide a substantial landscaped area along Shea Boulevard and 74<sup>th</sup> Street which is consistent with the landscaped setback areas on the adjacent properties.

**2. Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.**

- Improve air quality by encouraging live, work, and play relationships in land use decisions that reduce the distance and frequency of automotive generated trips

**Citywide Systems:**

**5. Relieve traffic congestion.**

- Emphasize work, live and play relationships in land use decisions that will reduce the distance and frequency of automotive trips and support alternative modes, such as pedestrian paths, equestrian trails, cyclist routes, transit, telecommuting and technology for moving people and information

Response: The Property is conveniently located adjacent to commercial, retail, entertainment and employment areas, allowing for the opportunity to reside close to these areas. Given this close proximity, it can be expected that vehicle trips and trip lengths to these area will be reduced. Reductions in automobile use translate to reductions in air pollution.

**8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**

- Emphasize the relationship and balance of land uses within general areas of the City to determine if an appropriate mixture exists that will reduce the demand on regional and local systems
- Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile
- Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access (pedestrian oriented development)

Response: Waterford Villas will provide a balance of land uses and intensities that will contribute to the overall synergy of the area. Waterford Villas will contribute to an environment where residents can live, work and play in the same area. Given the location of the Property to the commercial retail, entertainment and service areas as well as to employment areas, this lifestyle can be achieved.

**Local/Neighborhood Systems:**

**9. Protect neighborhoods from negative impacts of regional and citywide networks.**

- Preserve reasonable emergency access through neighborhoods, balancing the potential for neighborhood street restriction (traffic calming, street narrowing, speed humps, etc.) with emergency accessibility
- Explore neighborhood street layouts and design that are not necessarily aligned with the citywide and regional network to prevent cut-through automobile traffic, reduce speeding and noise, provide greater and safer opportunities for non-motorized modes, and to create an environment where the neighborhood can flourish

Response: The Property is designed to provide an appropriate access location in accordance with City standards, including emergency access. The development has exclusive access and will not result in cut-through traffic to adjacent residential areas.

**11. Provide opportunities for building "community" through neighborhood mobility.**

- Encourage the sensitive integration of live, work and play land uses and their physical links within and between neighborhoods to emphasize sense of place
- Emphasize strong pedestrian orientation (e.g. shaded safe paths, links to civic spaces) to foster a strong sense of community

Response: Waterford Villas has been designed and located to encourage the live, work and play opportunities for residents. To further achieve this relationship, pedestrian links are planned to allow for easy access to adjacent commercial areas, not only for residents of Waterford Villas, but also for residents to the east.





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## **WATERFORD VILLAS**

### **General Plan Amendment/General Plan Land Use Analysis**

Northeast Corner of Shea Boulevard and 74<sup>th</sup> Street

#### ***General Overview of Request***

The purpose of this application is to request a Minor General Plan Amendment from Office to Urban Neighborhood (the "Minor GPA") on approximately 5.45 acres. The subject property is located at the northeast corner of Shea Boulevard and 74<sup>th</sup> Street (the "Property") within the City of Scottsdale (the "City"). Zarembo proposes to develop the Property with luxury condominium/townhomes ("Waterford Villas"). The following is an analysis of the impact of the proposed Minor GPA.

#### ***Analysis of Request***

- The proposed request will modify the Land Use designation on the Property from Office to Urban Neighborhood on 5.45 acres.
- Based on the fact that 70 dwelling units could be built on the Property under the current S-R zoning, and the proposed development is for 68 units, there will not be an increase in population as a result of the Minor GPA.
- Based on the fact that 70 dwelling units could be built on the Property under the current S-R zoning, and the proposed development is for 68 units, there will not be an increase in elementary, middle and high school age children as a result of the Minor GPA.
- Based on the fact that 70 dwelling units could be built on the Property under the current S-R zoning, and the proposed development is for 68 units, there will not be an increase in water usage as a result of the Minor GPA .
- Based on the fact that 70 dwelling units could be built on the Property under the current S-R zoning, and the proposed development is for 68 units there will not be an increase in wastewater generation as a result of the Minor GPA.
- Based on the fact that 70 dwelling units could be built on the Property under the current S-R zoning, and the proposed development is for 68 units, there will not be an increase in solid waste generation as a result of the Minor GPA.

- Based on the fact that 70 dwelling units could be built on the Property under the current S-R zoning, and the proposed development is for 68 units, there will not be an increase in vehicle trips per day as a result of the Minor GPA. In the event the Property were developed for office uses, the result of the Minor GPA would a decrease in traffic by between 553 and 2,099 trips per day.
- Based on the fact that 70 dwelling units could be built on the Property under the current S-R zoning, and the proposed development is for 68 units, there is not expected to be a decrease in the number of employees as a result of the Minor GPA.



## **WATERFORD VILLAS**

### **General Plan Amendment/General Plan Land Use Analysis**

Northeast Corner of Shea Boulevard and 74<sup>th</sup> Street

#### ***General Overview of Request***

The purpose of this application is to request a Minor General Plan Amendment from Office to Urban Neighborhood (the "Minor GPA") on approximately 5.45 acres. The subject property is located at the northeast corner of Shea Boulevard and 74<sup>th</sup> Street (the "Property") within the City of Scottsdale (the "City"). Zarembo proposes to develop the Property with luxury condominiums ("Waterford Villas"). The following is an analysis of the impact of the proposed Minor GPA.

#### ***Provide Discussion of how the Proposed Amendment Contributes to Achieving the City's Goals Regarding Scenic Corridors, Vista Corridors, Character Area Plans, Neighborhood Plans, Housing Diversity, Economic Diversity, and Transportation Accessibility and Modes other than Automobile Traffic***

While the request for a Minor GPA will modify the Conceptual Land Use Map of the General Plan, an extensive review of the General Plan reveals that Waterford Villas complies with not only the Guiding Principles, but also the Goals and Approaches of the General Plan. A detailed description of how Waterford Villas complies with these items can be found in the Minor GPA Narrative Report and the Goals and Approaches Analysis. The purpose of this analysis is to further describe how the proposed project complies with the specific items detailed below.

#### ***A. Scenic Corridors***

The Property is located adjacent to Shea Boulevard, which is designated as a "Visually Significant Roadway" in the General Plan. The General Plan recommends that "... visually significant roadways include roadways with buffered setbacks and roadways with specific streetscape design themes." This portion of Shea Boulevard is also shown in the Scenic Corridor Design Guidelines as a "Compromised/High Activity/Commercial area of the Shea Scenic Corridor. The implementation of the strategy for this area includes revegetation, reshaping of topography, and implementing more organized structural suburban quality. Zarembo will match the setbacks of the adjoining properties to provide consistent design along Shea Boulevard.

***B. Vista Corridors***

The Property does not contain any Vista Corridors nor is it located in proximity to Vista Corridors.

***C. Character Area Plans***

The Property is designated as a Rural Character Area on the Character Types Map and is adjacent to Suburban Character to the west and south. The Rural Character Area was designated as a result of the existence of homes on large lots with horses further north of the Property. While homes in the general area and further north of Property are on larger rural lots, the residential density transitions to smaller lots with higher density adjacent to the Property. The homes immediately adjacent to the north and to the east are attached residences on small lots. The development of the Property as proposed thus completes the transition of densities from the lower density uses further north and east to the more urban development located at Shea Boulevard and 74<sup>th</sup> Street.

***D. Neighborhood Plans***

The Property is not located within an approved neighborhood plan.

***E. Housing Diversity***

Waterford Villas is consistent with the goal of the City to provide a variety of housing opportunities for its residents, while at the same time being consistent with the surrounding residential neighborhoods. Specifically, Goal #2 of the Housing Element recommends seeking “a variety of housing options that blend with the character of the surrounding community”. Immediately adjacent to the Property on the north and east are attached housing. Further north and east are single family homes and then single family homes on larger lots. Waterford Villas also is consistent with Goal #4 which encourages “housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents”. Waterford Villas is located across the street from a movie theater, restaurants, grocery store, gyms and retail uses.

***F. Economic Diversity***

The City values and has defined the goal of supporting its economic strengths by targeting new opportunities to diversify the economic base and provide for the fiscal health of the City. To achieve this, the established vision for the City is to have a dynamic, diverse and growing economy that provides essential services and bolsters the tax base. Waterford Villas will assist in achieving these goals in two (2) primary ways: (1) by adding to the economic base during the construction phase by the impact to the building and development trade; and (2) by adding additional residents in the immediate

area who, because of the close proximity to the commercial area to the west, will utilize these services and shop in the area.

***G. Transportation Accessibility***

According to the General Plan, the transportation system is the backbone of the City, supporting the economy and influencing land use patterns. The Transportation Element encourages multi-modal forms of transportation and land use patterns that foster the live, work, and play lifestyle. Waterford Villas conforms to these goals by providing a land use that will encourage the use of non-vehicular modes of travel to access retail, commercial and office uses

Waterford Villas specifically conforms to Goal #2 which recommends the protection of “. . . the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment”.



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**Waterford Villas  
Rezoning Request  
Scottsdale, Arizona**

**Project Narrative**

**Request to Rezone from S-R to R-3  
Case # 39-PA-2004**

**Prepared by:**

**Biskind, Hunt & Taylor, P.L.C.  
11201 North Tatum Blvd., Suite 330  
Phoenix, AZ 85028**



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## **WATERFORD VILLAS PROJECT NARRATIVE**

Request to Rezone from S-R to R-3  
Northeast Corner of Shea Boulevard and 74<sup>th</sup> Street

### **I. Project Overview**

#### ***A. General Overview of Request***

The purpose of this application is to request approval of a zoning change from Service-Residential ("S-R") to Medium Density Residential ("R-3") on approximately 5.45 acres (the "Rezoning"). The subject property is located at the northeast corner of Shea Boulevard and 74<sup>th</sup> Street (the "Property") within the City of Scottsdale (the "City"). The Property is owned by Herberger Enterprises, Inc., an Arizona corporation, and is proposed to be developed by Zarembo Group, LLC, a Delaware limited liability company ("Zarembo"). Zarembo proposes to develop the Property with luxury condominiums/townhouses ("Waterford Villas"). Waterford Villas will feature sixty-eight (68) homes located in two (2) story buildings.

A request for a Minor General Plan Amendment from Office to Urban Neighborhood (the "Minor GPA") is being submitted concurrently with this Rezoning request.

#### ***B. Purpose of Request***

Zarembo proposes to develop the Property with a luxury condominium/townhouse community that will complete the development of this area of the Shea corridor. The condominiums/townhouses are proposed to be high quality residential units complete with private amenities to serve residents of the community. Recreational amenities proposed for Waterford Villas include a swimming pool and spa/Jacuzzi area for residents. Other amenities include a state of the art fitness center, a barbeque area, ramada/cabana with restrooms, and a picnic/gathering area around the pool. The condominium/townhouse units are located in two (2) story buildings with a maximum building height of twenty six (26) feet. Additionally, all units will have a two (2) car attached garage with direct access from the unit.

The Property has been designed to take advantage of the surrounding area by providing pedestrian access to adjacent retail, commercial and entertainment uses. Pedestrian accessways are provided throughout the Property. The Property will feature heavily landscaped areas both at the perimeter and internal to the site. Lush, low water-use greenbelt areas are proposed throughout the site to connect the residential homes to the swimming pool and recreation area. Additionally, along both 74<sup>th</sup> Street and Shea Boulevard, the Property will have building setbacks of a minimum of thirty (30) feet

resulting in a landscaped setback area of between thirty (30) and eighty (80) feet. It should be noted that Shea Boulevard is designated as a visually important roadway in the General Plan and as a Compromised/High Activity/Commercial Character area in the Scenic Corridor Design Guidelines. Waterford Villas is consistent with the streetscape area provided at the Briarwood North community adjacent to the Property to the east.

The luxury residential units will be two (2) and three (3) bedroom units and ranging in size from 1,300 square feet to 1,800 square feet. The amenities include designer kitchens, with granite counter tops, luxury baths with garden bathtubs, nine (9) foot ceilings, full size washer and dryers, computer rooms, ceramic tile flooring and many other upgrades that make this project consistent with the high quality nature of the surrounding residential uses. The anticipated market for this community includes young professionals, empty-nesters, and retirees.

### ***C. Overview of Developer***

Zaremba is a well-known developer of innovative projects across the country with over eighty (80) years of experience in the real estate industry. Zaremba is known for developing high-end multi-family residential communities. The upscale multi-family communities in which Zaremba specializes are intended to complement the lifestyles of young professionals and empty nesters. Waterford Villas, like other Zaremba projects are designed to satisfy the needs of the residents as well as to withstand the test of time.

## **II. Location/Access**

The Property is located in one of the few remaining undeveloped properties along the Shea Boulevard corridor and is conveniently located at the signalized intersection of Shea Boulevard and 74<sup>th</sup> Street. Access to the Property will be via an entrance on 74<sup>th</sup> Street that aligns with the access way on the west side of 74<sup>th</sup> Street and one emergency-only access will also be provided. No direct access is proposed from Shea Boulevard. The Property is also located approximately one and one-half (1½) miles west of the 101 Freeway providing convenient access to all areas of the Valley.

## **III. Property Characteristics**

The Property is currently undeveloped, with flat terrain and no native or other vegetation existing on-site. The Property has been graded and historically has been utilized for temporary seasonal sales.

## **IV. Compatibility with Surrounding Properties**

The Property is completely surrounded by developed land to the north, south, east and west, as reflected in Table 1 below. To the north and east of the Property is the Briarwood North community which is a single-family attached development. A



commercial shopping center with a movie theater complex exists to the west across 74<sup>th</sup> Street. To the southwest of the Property and across Shea Boulevard is a gas station and car wash. Property at the southeast corner of Shea Boulevard and 74<sup>th</sup> Street is a medical office building with a Rural Metro/City of Scottsdale fire station to the east of the medical/office building.

**Table 1**

<b>Property</b>	<b>Existing Use</b>	<b>Existing Zoning</b>
<b><i>Subject Property</i></b>	Undeveloped	S-R
<b>North of Property</b>	Residential – attached	R1-7 PRD
<b>East of Property</b>	Residential – attached	R1-7 PRD
<b>South of Property</b>	Gas Station/Car Wash Medical Office Building Fire Station APS Substation	S-R
<b>West of Property</b>	Commercial Retail	C-2

While homes in the general area and further north of the Property are on larger rural lots, the residential density transitions to smaller lots with higher density adjacent to the Property. The homes immediately adjacent to the north and to the east of the Property are attached residences. The development of the Property as proposed thus completes the transition of densities from the lower density uses further north and east to the more urban development located at the intersection of Shea Boulevard and 74<sup>th</sup> Street.

## **V. Impact on School District**

The Property is located within the Scottsdale Unified School District (the “School District”). Sixty-eight (68) dwelling units are proposed for the Property. Given the type of residential uses proposed, it is anticipated that student generation rates will be low and therefore will not impact, negatively or otherwise, the School District. Development of the Property as proposed will increase assessed property valuation within the School District resulting in additional tax revenues.

## **VI. Conformance with the General Plan**

While a Minor GPA to amend the Land Use Map is required for the development of the Property with a condominium/townhouse community, it has been demonstrated that the Minor GPA is consistent with the Guiding Principles of the General Plan, as well as with numerous goals and approaches contained within the various Elements. Waterford Villas will be the type of high quality development for which the City is known. Careful attention to the design of the site, buildings and landscaping will ensure Waterford Villas

meets the high standards of the City. Furthermore, the proposed use will provide an appropriate transition between the attached single-family residential uses to the north and east and the commercial retail uses to the west and south. The Property is an infill site and has direct access to an arterial road as well as all necessary utilities. Finally, the use will be beneficial not only to the commercial uses to the west, but is conveniently located to provide residents with easy access to commercial, entertainment, dining and office uses, all within walking or biking distance, thus resulting in a reduction of vehicle trips.

## **VII. Market Analysis**

A marketability analysis prepared for Zaremba concludes that the Property possesses the necessary site characteristics to support the condominium development given the availability of infrastructure, major arterial frontage, convenient ingress and egress, and its location in close proximity to the Loop 101 and the Scottsdale Airpark employment center. Additionally, analysis of market conditions for townhomes and condominiums in the identified study area indicate that the comparable and competitive projects to Waterford Villas were nearing sell-out as of the 3<sup>rd</sup> quarter of 2003 and, at the time, there was only a nine (9) month supply of inventory existing in the study area. Given the pace at which units are absorbed into the market, it is concluded that a healthy demand for this condominium product exists.

## **VIII. Project Justification**

The Rezoning will change the land use category from S-R to R-3. This change, together with the proposed use, is appropriate for the Property given the following:

- A. The proposed use is consistent with and compatible to adjacent and surrounding land uses.
- B. The request conforms to many goals and policies contained in the City's General Plan.
- C. The proposed luxury condominium/townhouse development will provide an appropriate buffer and transition from the attached single-family uses to the north and east and the commercial development to the west and south.
- D. The proposed use will not negatively impact the Scottsdale Unified School District.
- E. The proposed use will result in reduced traffic, given the close proximity of the residential use to the commercial uses, allowing residents an opportunity to conveniently access these uses without having to drive.

## **IX. Summary**

In summary, the rezoning of the Property from S-R to R-3 presents a unique opportunity to develop an infill parcel along a major thoroughfare in the City. The development of the Property with the luxury condominium/townhouse development is compatible with the adjacent uses in the area and will provide an appropriate buffer from the attached single-family residential uses to the north and east and the commercial developments to the west and south. The proposed use will create an opportunity for residents of the development to conveniently access the commercial and entertainment uses to the west and south, resulting in reduced vehicular trips. Additionally, the rezoning is in conformance with the goals and approaches as contained in the General Plan.

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## **WATERFORD VILLAS**

### **Non Major General Plan Amendment Supplemental Narrative Report Case # 7-GP-2004**

The purpose of this Supplemental Narrative Report is to provide additional information on the Waterford Villas project. Specifically, additional information related to the market characteristics of the proposed use as well as compatibility with the surrounding neighborhood is included with this Supplemental Narrative Report.

#### **Competitive Housing Market Conditions**

Based on a Marketability Analysis prepared by Canyon Research Southwest, Inc., the single family and multi-family housing market for north Scottsdale remains strong in 2004 and is anticipated to remain as a predominant location for new residential construction. Despite the increasing inventory of townhouses and condominiums in north Scottsdale, the average sales prices has increased over the last five (5) years. Specifically, the median sales price in 1998 was \$138,000 which increased to \$236,000 in 2003. This represents an escalation in sales price of seventy percent (70%). Additionally, there continues to be a strong market for sales. In August of 2003, there was an inventory of approximately 425 units, which equates to a nine-month supply. These healthy supply and demand conditions suggest that the addition of new townhouses and condominiums within north Scottsdale will be supported in the market.

The most successful townhouse and condominium communities offer two and three bedroom models ranging in size from 1,200 to 1,700 square feet of livable area. These communities also offer common area amenities, upgraded finishes and features, and a prestigious Scottsdale address. Waterford Villas offers both two and three bedroom units in either townhouse or condominium layouts which vary in size between 1,300 and 1,750 square feet. The amenities in the units include designer kitchens with granite counter tops, luxury baths with garden bathtubs, nine (9) foot ceilings, full size washer and dryers, computer rooms, ceramic tile flooring and many other upgrades that make this project consistent with the high quality nature of the surrounding residential uses. The anticipated market for this community includes young professionals, empty-nesters, and retirees. Additionally, there will be a pool and spa, ramada, and restroom facilities in the common area. The community will be heavily landscaped and will provide outstanding architectural style that will compliment the area.

In addition to the quality of the community, Waterford Villas is conveniently located to commercial services and retail establishments. Entertainment, restaurants, shopping, and exercise and health care facilities are located within easy walking distance. Specifically,

directly across 74th Street from the entrance to the community are two commercial centers offering a variety of retail shops, a grocery store, several restaurants, a 14-screen movie theater, Pure Fitness gym, banks, and personal service businesses. Across Shea Boulevard directly south of Waterford Villas are medical offices including an urgent care facility. The existing businesses in the immediately adjacent area, while a convenience for the residents of Waterford Villas, should also benefit from the additional customer base living at Waterford Villas.

### **Compatibility with Adjacent Residential Neighborhood**

In addition to the physical and locational characteristics that make Waterford Villas an ideal community, the site has been specifically planned and designed to be compatible with the adjacent residential community. While homes in the general area and further north of the Property are on larger rural lots, the residential density transitions to smaller lots with higher density immediately adjacent to the Property. The homes adjacent to the north and to the east of the Property are attached residences within the Briarwood North subdivision. Waterford Villas completes the transition of densities from the lower density uses further north and east to the more urban development located at the intersection of Shea Boulevard and 74<sup>th</sup> Street.

In order to ensure compatibility with Briarwood North residences, a significant amount of dialog with the Briarwood residents has occurred to further ensure that the Waterford development is appropriately planned and designed. The following development standards, which are more restrictive than the requirements in the Medium Density Residential (R-3) zoning, are being utilized to minimize the impact of development at the site: (i) for sale units only; (ii) maximum building height of twenty-six feet (26') versus thirty feet (30'); (iii) maximum of sixty-eight (68) units where seventy-one (71) are permitted; (iv) increased building setbacks along the northern and eastern property boundaries from a minimum of twenty-eight feet (28') versus fifteen feet (15'); (v) individual refuse collection rather than community dumpsters, (vi) the provision of additional landscaping areas; (vii) limitation on windows on buildings along northern property boundary; and (viii) the planting of thirty-six inch (36") box trees on a twenty foot (20') center to be placed along the northern and eastern property lines.

Waterford Villas community provides the physical and locational characteristics necessary for a successful townhouse and condominium development. Primary competitive advantages include an excellent market, availability of infrastructure, close proximity to well paying jobs and services, convenient freeway access, minimal direct competition in the immediate area and high quality unit and community amenities. Further, the reduction in building height, increase in building setbacks, and additional landscaping provides the appropriate buffering to the existing adjacent homes, making Waterford Villas compatible with the immediately surrounding homes and the area in general.

**Zaremba Group's**  
*Proposed Stipulations of Approval*  
**Waterford Villas**  
Case Numbers 7-ZN-2004 and 7-GP-2004

1. The maximum building height of the project shall be twenty-six feet (26').
2. The maximum number of units on the parcel shall be sixty eight (68).
3. The minimum landscape buffer along the northern property line will be fifteen feet (15').
4. The minimum landscape buffer along the eastern property line will be fifteen feet (15') except for areas with parallel parking in which case the minimum landscape buffer shall be seven feet (7').
5. The parking along the eastern property line shall be parallel parking only and shall be aligned with the cul-de-sacs in the adjoining neighborhood.
6. The minimum buildings setbacks for buildings along the northern and eastern property lines shall be as shown on the Concept Site Plan prepared by Thomas P. Cox Architects, Inc., dated June 7, 2004.
7. During the initial phases of construction, Developer agrees to install thirty six inch (36") box trees along the northern and eastern property lines planted on twenty foot (20') foot center as shown on the Preliminary Project Buffer Planting graphic prepared by the McGough Group, dated June 9, 2004.
8. Developer agrees to maintain the southern and western face of the existing Briarwood North community perimeter wall, which is immediately adjacent to the Developer's project.
9. Developer shall not install lighting on the Briarwood North community perimeter wall.
10. There shall not be any trash receptacles in the common areas. All refuse shall be collected at individual residential units.
11. The northwestern condominium building, as shown on the Concept Site Plan prepared by Thomas P. Cox Architects, Inc., dated June 7, 2004, shall not have any view windows facing north.

12. Any view windows facing north on the northeastern townhouse building, as shown on the Concept Site Plan prepared by Thomas P. Cox Architects, Inc., dated June 7, 2004, shall have a sill height a minimum of five feet (5') or such windows shall be recessed into the building footprint a minimum of six feet (6').

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Waterford Villas

7-GP-2004 / 7-ZN-2004

ATTACHMENT #2



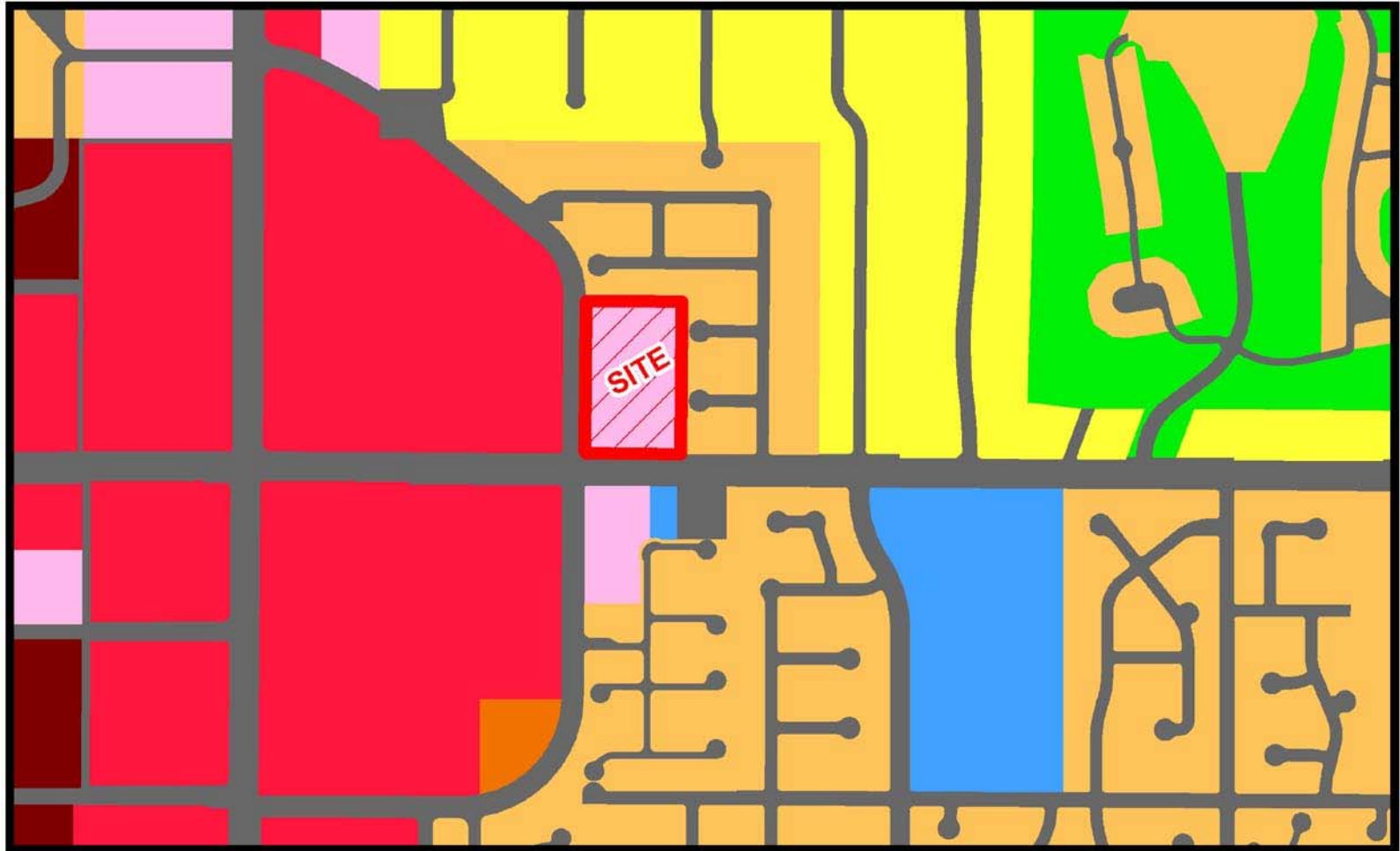


Waterford Villas

7-GP-2004 / 7-ZN-2004

ATTACHMENT #2A

# General Plan



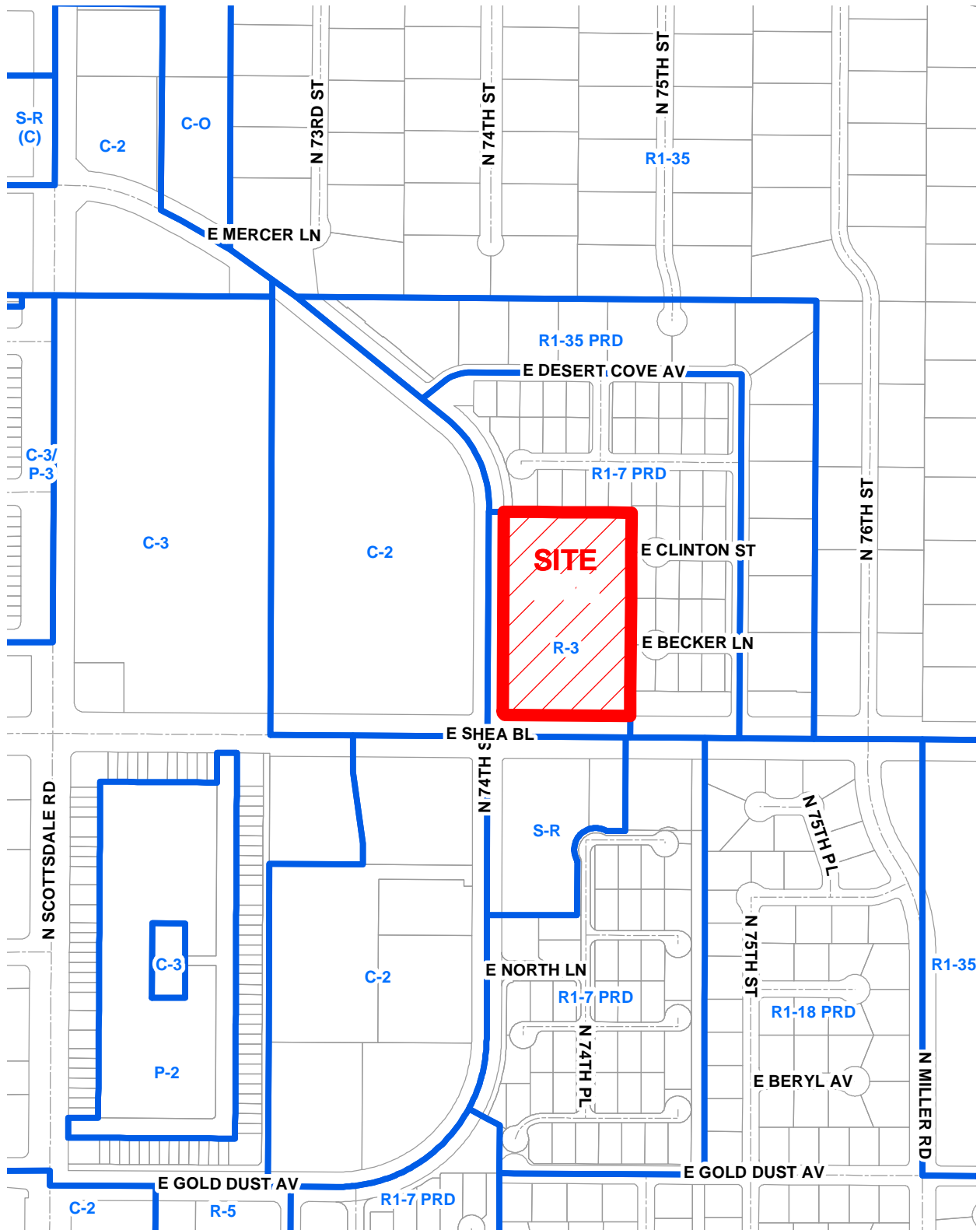
## Legend

Streets	Employment	Resorts/Tourism
Commercial	Mixed-Use Neighborhoods	Rural Neighborhoods
Cultural/Institutional or Public	Natural Open Space	Suburban Neighborhoods
Developed Open Space	Office	Urban Neighborhoods



**7-GP-2004 /**  
**7-ZN-2004**  
ATTACHMENT #3





7-GP-2004 / 7-ZN-2004

ATTACHMENT #4

## **STIPULATIONS FOR CASE 7-GP-2004 & 7-ZN-2004**

### **PLANNING/ DEVELOPMENT**

1. **CONFORMANCE TO SITE PLAN.** Development shall be in general conformance with the site plan submitted by Thomas P Cox Architects and dated June 7, 2004. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **MAXIMUM DWELLING UNITS/MAXIMUM DENSITY.** The number of dwelling units on the site shall not exceed sixty-eight (68) without subsequent public hearings before the Planning Commission and City Council.
3. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed twenty-six (26) feet in height, measured from one foot above the average top of curb.
4. **BUILDING SETBACKS.** In addition to the required setbacks within the R-3 zoning district, the following minimum building setbacks shall be met (measured from the property line):
  - A. Forty-five (45) feet from the east property line, except the setback for southeastern building complex may be reduced to thirty (30) feet as depicted on the site plan dated June 7, 2004.
  - B. Forty-seven (47) feet from the north property line, except the setback for northwestern building complex may be reduced to the twenty-eight (28) feet as depicted on the site plan dated June 7, 2004.
  - C. Thirty (30) feet along Shea Boulevard and 74<sup>th</sup> Street as depicted on the site plan dated June 7, 2004.
5. **MAINTENANCE RECORDED AGREEMENT.** Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance by the developer and its successors of all common areas, landscape buffers, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

### **ENVIRONMENTAL DESIGN**

1. **OUTDOOR LIGHTING.** With the Development Review Board submittal, the applicant shall provide a lighting plan demonstrating the following minimum standards are met:
  - A. Pole-mounted lighting shall be limited to fourteen (14) feet in height, except pole-mounted lighting located within fifteen (15) feet of the north and east property lines shall be limited to twelve (12) feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens.
  - B. Building-mounted lighting shall not exceed twelve (12) feet in height, measured from the finished grade to fixture lens.
2. **LANDSCAPE BUFFER.** The minimum landscape buffer along the northern and eastern property lines shall be fifteen feet (15'), except for any areas with parallel parking or an emergency access drive shall provide a minimum landscape buffer of seven feet (7'). Any parallel parking shall only be located opposite the cul-de-sacs in the adjoining neighborhood to the east, as depicted on the site plan dated June 7, 2004.
3. **MATURE TREES.** With the Development Review Board submittal, the applicant shall provide a plan, including tree specie and caliper size at installation, demonstrating mature trees as defined by the City of Scottsdale Zoning Ordinance will be provided to screen the buildings from the adjacent neighborhood to the north and west.

## CIRCULATION

1. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
  - a. Shea Boulevard - The developer shall dedicate a one-foot wide vehicular non-access easement on this street along the property frontage (emergency vehicles allowed).
  - b. 74<sup>th</sup> Street - There shall be a maximum of one site driveway from 74<sup>th</sup> Street. The driveway on 74<sup>th</sup> Street shall align with the existing commercial driveway on the west side of the street located in the proximity of the site driveway shown on the submitted site plan.
2. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way and construct a northbound right-turn deceleration lane and a southbound left-turn lane at the site entrance on 74<sup>th</sup> Street, in conformance with the Design Standards and Policies Manual.
3. EASEMENT REQUIREMENTS. Before issuance of a building permit, the developer shall dedicate an emergency vehicle access easement to provide secondary emergency access to the site. The dedication shall be in conformance with the City of Scottsdale's dedication document requirements.
4. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. The plan shall show a pedestrian connection from the proposed development to the northeast corner of the Shea Boulevard – 74<sup>th</sup> Street intersection.

## **ADDITIONAL INFORMATION FOR CASE 7-GP-2004 & 7-ZN-2004**

### **PLANNING/DEVELOPMENT**

1. **DENSITY CONTINGENCIES.** The approved density for each parcel may be decreased due to drainage issues and other site planning concerns, which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density.
2. **FINAL UNIT LOCATION.** The specific location of each unit shall be subject to Development Review Board approval.
3. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. Wall design,
  - b. The type, height, design, location, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. Improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
  - d. Screening/storage plan for trash receptacles,
  - e. Landscape buffer size and the type and size of plant material proposed in the landscape buffers,
  - f. Building design, including second-story window locations, to minimize impacts to adjacent homes.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

## DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
  - a. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - b. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - c. Include a complete description of requirements relating to project phasing.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
  - a. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. **STORM WATER STORAGE REQUIREMENT.** Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required,  $V_r$ , and the volume provided,  $V_p$ , using the 100-year, 2-hour storm event.
4. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

## VERIFICATION OF COMPLIANCE

1. **REQUIRED SPECIAL INSPECTIONS.** Before the approval of the improvement plans, the Planning and Development Services Department staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify to the Planning and Development Services Department, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.

3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

### WATER

1. APPROVED BASIS OF DESIGN REPORT. The developer submitted a Basis of Design Report for Water to the City of Scottsdale for review, and Water Resources staff approved the report on May 28, 2004. The developer shall submit a copy of the approved Basis of Design Report for Water with the final improvement plans submittal to the Planning and Development Services Department.
2. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
3. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

### WASTEWATER

1. APPROVED BASIS OF DESIGN REPORT. The developer submitted a Basis of Design Report for Wastewater to the City of Scottsdale for review, and Water Resources staff approved the report on May 11, 2004. The developer shall submit a copy of the approved Basis of Design Report for Wastewater with the final improvement plans submittal to the Planning and Development Services Department.
2. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
3. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.



## OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site [http://www.epa.gov/region\\_9](http://www.epa.gov/region_9).

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.

- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
  - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

**TRAFFIC IMPACT ANALYSIS SUMMARY**  
**7-ZN-2004/7-GP-2004/39-PA-2004**  
**NEC Shea Boulevard and 74<sup>th</sup> Street**

**Prepared by: Phillip Kercher, Traffic Engineering**  
**Traffic Impact Study Prepared by Sarah Simpson, United Civil Group**

**Existing Conditions:**

The site is located on the northeast corner of Shea Boulevard and 74<sup>th</sup> Street. The property is currently undeveloped. The site is adjacent to existing residential development to the north and to the east. There are existing office buildings to the south and an existing commercial shopping center to the west.

Shea Boulevard is identified as a Regional System street on the mobility element of the city's General Plan and is classified as a major arterial street on the city's Streets Master Plan. It is designed to the major arterial cross section with three lanes in each direction and a landscaped median. The posted speed limit on Shea Boulevard in the vicinity of 74<sup>th</sup> Street is 40-MPH. The average daily traffic volume on Shea Boulevard as measured in July 2002 is 37,500 vehicles per day. A major arterial cross section is designed to carry up to 55,000 vehicles per day. Shea Boulevard extends several miles beyond the Scottsdale city limits into Phoenix to the west and extends east through the Town of Fountain Hills to the Beeline Highway.

74<sup>th</sup> Street is identified as a Neighborhood System street on the new mobility element of the city's General Plan and is classified as a major collector street on the city's Streets Master Plan. It is designed to the major collector cross section with two lanes in each direction and a landscaped median. The posted speed limit on 74<sup>th</sup> Street is 35-MPH. The average daily traffic volume on 74<sup>th</sup> Street as measured in July 2002 is 6,290 vehicles per day. 74<sup>th</sup> Street is part of a 1-mile long loop road bi-passing the intersection of Scottsdale Road and Shea Boulevard. 74<sup>th</sup> Street intersects with Scottsdale Road at Gold Dust Avenue, one-quarter mile south of Shea Boulevard, and at Mescal Street, one-quarter mile north of Shea Boulevard.

The intersection of Shea Boulevard & 74<sup>th</sup> Street is signalized. There are left turn lanes for all approaches, and a right turn lane for the eastbound approach to the intersection. There were 16 collisions at the intersection during 2002 and 13 collisions during 2003. The collisions are predominately rear-end or left turn, which are typical at signalized intersections.

**Proposed Development:**

The 5.45-acre site is currently zoned Service Residential (S-R) with a General Plan designation of Office. This zoning district allows low scale office use and some residential use. The proposal is to change the General Plan designation to Urban Neighborhood and rezone the property to Multi-Family (R-3). If approved, the applicant proposes to develop 68 condominium units on the site. Access to the site will be provided from 74<sup>th</sup> Street, aligning with an existing driveway on the west side of the street that serves the retail center.

The Trip Generation Table below shows the total new trips that will be generated by the proposed development plan under the requested change in General Plan designation and zoning. The table includes the trips that would be anticipated if the site were

developed under the current zoning. The trip generation calculations are based on data contained in the Institute of Transportation Engineer's *Trip Generation*.

**TRIP GENERATION COMPARISON TABLE**

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<b>Current Zoning – S-R</b> General Office – 71,220 s.f.	1,027	126	17	143	27	132	159
<b>Current Zoning – S-R</b> Medical Office – 71,220 s.f.	2,573	138	35	173	70	191	261
<b>Proposed Zoning – R-3</b> Condominium – 68 Units.	474	7	32	39	30	15	45

The Trip Generation Comparison Table demonstrates that the proposed development would generate approximately 550 less trips per day than if the site were developed as general office land use under the existing zoning. The table also shows that the proposed development would generate approximately 2,100 less trips per day than if developed as medical office, which is allowed under the existing S-R zoning.

A traffic impact study was prepared by United Civil Group under the City's Traffic Impact and Mitigation Analysis (TIMA) Program, which examines the impacts from the proposed development in detail.

**Future Conditions:**

The traffic study evaluates the traffic conditions for the assumed build out year of the development, 2005, and for the 2030 horizon year. Level of service is calculated for the signalized intersection of Shea Boulevard & 74<sup>th</sup> Street and at the main site driveway on 74<sup>th</sup> Street. Levels of service calculations were performed for the a.m. and p.m. peak hours. The table below compares the level of service for the two intersections during the peak hours for the two analysis years.

### LEVEL OF SERVICE TABLE

Shea & 74 <sup>th</sup> Street Signalized Intersection	2005 Background Traffic Only	2005 Total Traffic	2030 Background Traffic Only	2030 Total Traffic
<b>A.M. Peak Hour</b>				
Eastbound Approach	C	C	D	E
Westbound Approach	B	B	C	D
Northbound Approach	C	B	D	E
Southbound Approach	B	B	F	F
<b>P.M. Peak Hour</b>				
Eastbound Approach	C	C	F	F
Westbound Approach	C	B	F	F
Northbound Approach	C	C	E	E
Southbound Approach	C	C	F	F

The unsignalized intersection of 74<sup>th</sup> Street and the site driveway operates at level of service D or better during both peak hours for the 2005 and 2030 conditions.

#### **Summary:**

Approval of this rezoning from Service Residential (S-R) to Multi-family (R-3) will result in an estimated decrease of 550 to 2,100 trips per day at the site. This is based on comparisons of the trip generation for the proposed 68-unit condominium project to development of general office and medical office allowed by the existing zoning. Traffic conditions were analyzed for horizon years of 2005 and 2030. The site driveway will operate at Level of Service D or better during the a.m. and p.m. peak hours. The intersection of Shea Boulevard & 74<sup>th</sup> Street will operate at level of service C or better during the 2005 conditions with and without the addition of the site generated traffic. The intersection operates at a poor level of service during the 2030 conditions; however, this is primarily due to the heavy amount of background traffic.

#### **Staff Comments/Concerns:**

- The site entrance on 74<sup>th</sup> Street should align with the existing commercial driveway on the west side of the street.
- A southbound left-turn lane should be provided on 74<sup>th</sup> Street at the site entrance.

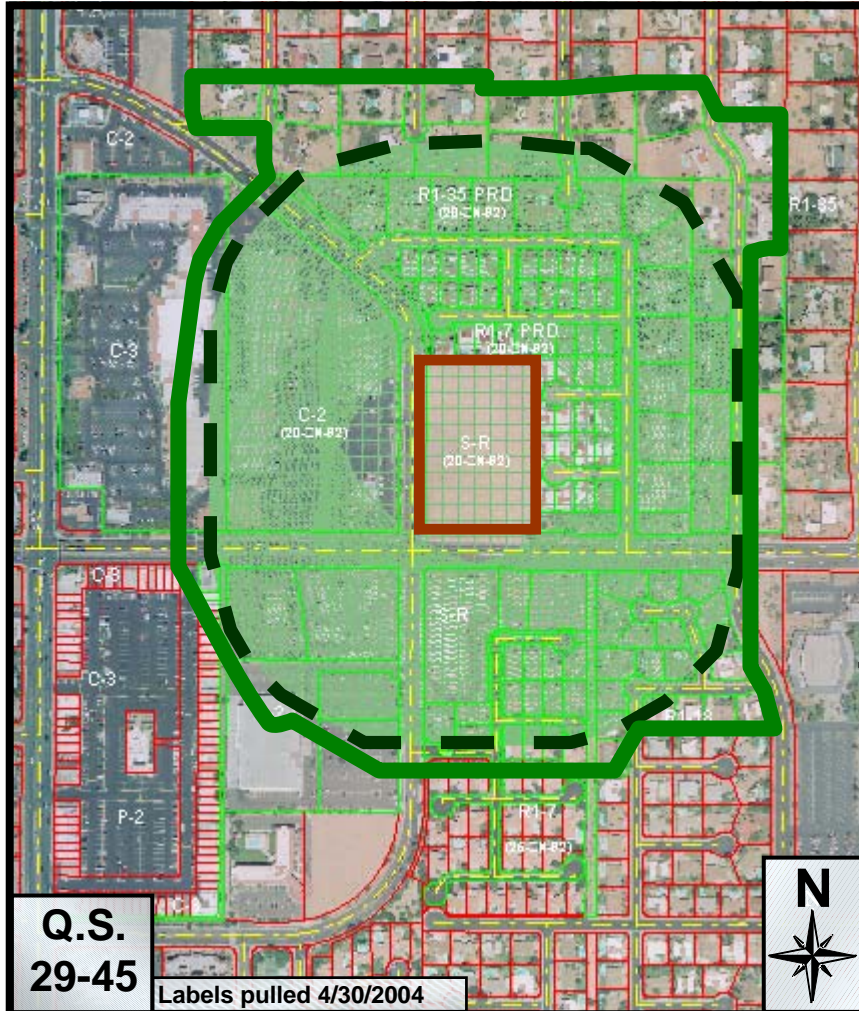
- A northbound right-turn deceleration lane should be constructed at the site entrance on 74<sup>th</sup> Street.
- The traffic study recommends a right-turn deceleration lane on Shea Boulevard at the intersection with 74<sup>th</sup> Street. This should be constructed by the city as a future RCI (Roadway Capacity Improvement) Project. The development traffic does not warrant the construction with this project.

**Waterford Villas  
7-GP-2004 & 7-ZN-2004**

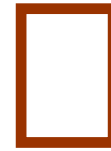
Attachment #8. Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

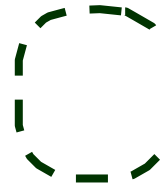
# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet



Extended Selection  
(Additional properties notified)

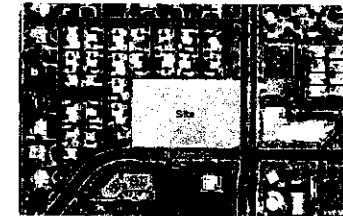
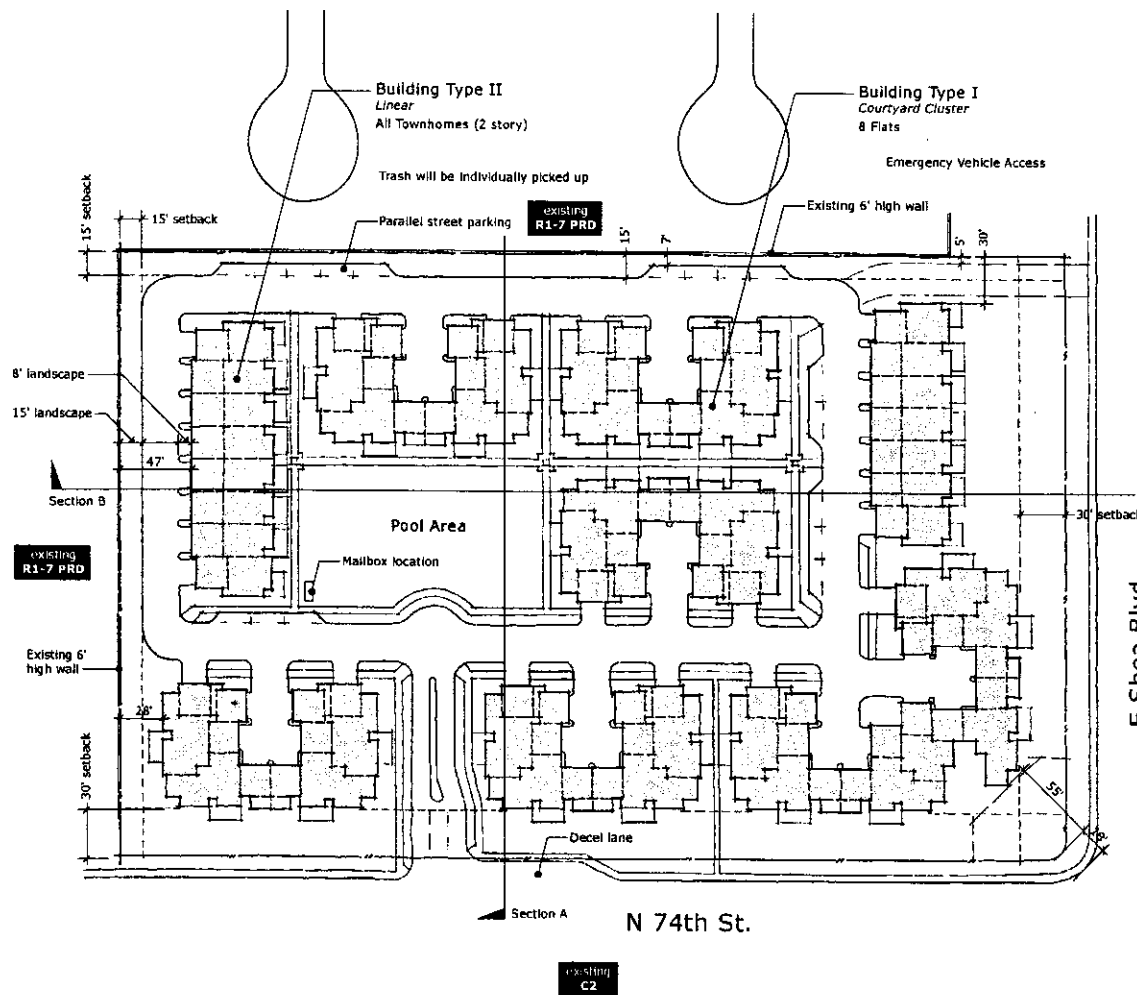
## Additional Notifications:

- Interested Parties
- Adjacent HOAs

# Waterford Villas

7-GP-2004/7-ZN-2004





Site Area: 237,706 sf (5.46 ac)  
Total Units: 68  
Density: 12.5 du/ac

Flats:  
A Units (1,300 sf): 13  
B Units (1,425 sf): 14  
C Units (1,625 sf): 12  
D Units (1,750 sf): 14

Towns:  
E Units (1,600 sf): 11  
F Units (1,650 sf): 4

Total Units: 68

Garage Parking: 136 (2/unit)  
Street Parking: 17 (.25/unit)

Total Parking Provided: 153

Total Parking Required: 136 (2/unit)

Open Space:  
Required (36%): 85,575 sf  
Provided: +/-87,800 sf

Frontage Open Space:  
Required (12%): 28,525 sf  
Provided: +/-38,400 sf

Parking Lot Landscaping:  
Required (15% of parking): 482 sf  
Provided: +/-4,000 sf

Concept Site Plan

**Waterford Villas**  
Scottsdale Condominiums  
Scottsdale, Arizona



Scale: 1" = 33'-0"

06/07/04 1004-021-00

ATTACHMENT #10